

FOR SALE RETAIL/STORAGE

609 S FIR AVE
DEER PARK, WA 99006



PROPERTY HIGHLIGHTS

- Lot Size: ± 144,854 SF
- Parcel #: 28034.1150
- Ample Parking Available
- Total Center SF: ± 48,812 SF
 - Main Building: ± 40,652 SF
 - Attached: ± 6,000 SF
 - Rear Detached Shop: ± 2,160 SF
- Zoning is Diversified Commercial (Many favorable uses)
- High Visibility Location
- Pylon Signage Available
- Proforma Cap Rate: 8%



Sale Price \$4,800,000 (\$100 psf)

DAVE BLACK, SIOR CCIM **BRYAN WALKER**
Office (509) 622 3535 Cell (509) 951 3669
dblack@naiblack.com bwalker@naiblack.com



801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

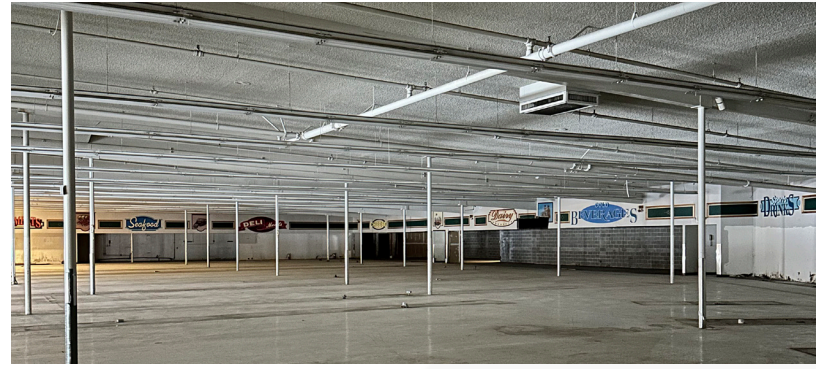
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By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

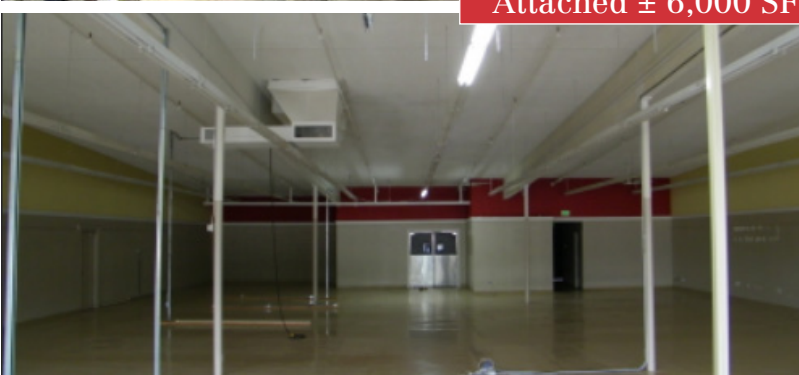
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Attached ± 6,000 SF Retail Building Photos



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POPULATION 1 Mile 3 Miles 5 Miles

Total Population 2,917 7,507 11,387

Avg. Age 40 42 43

Avg. Age (Male) 39 41 42

Avg. Age (Female) 41 43 43

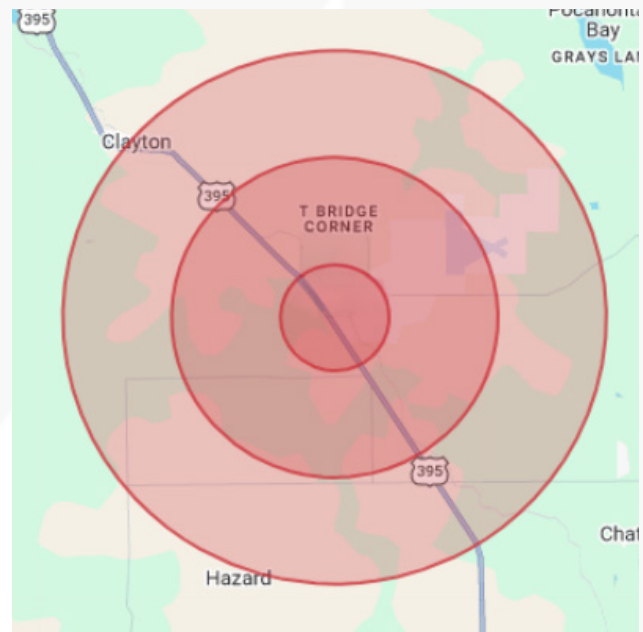
HOUSEHOLDS & INCOME 1 Mile 3 Miles 5 Miles

Total Households 1,170 2,959 4,376

of Persons per HH 2.5 2.5 2.6

Avg. HH Income \$74,233 \$78,984 \$84,883

Avg. House Value \$459,736 \$454,526 \$470,338



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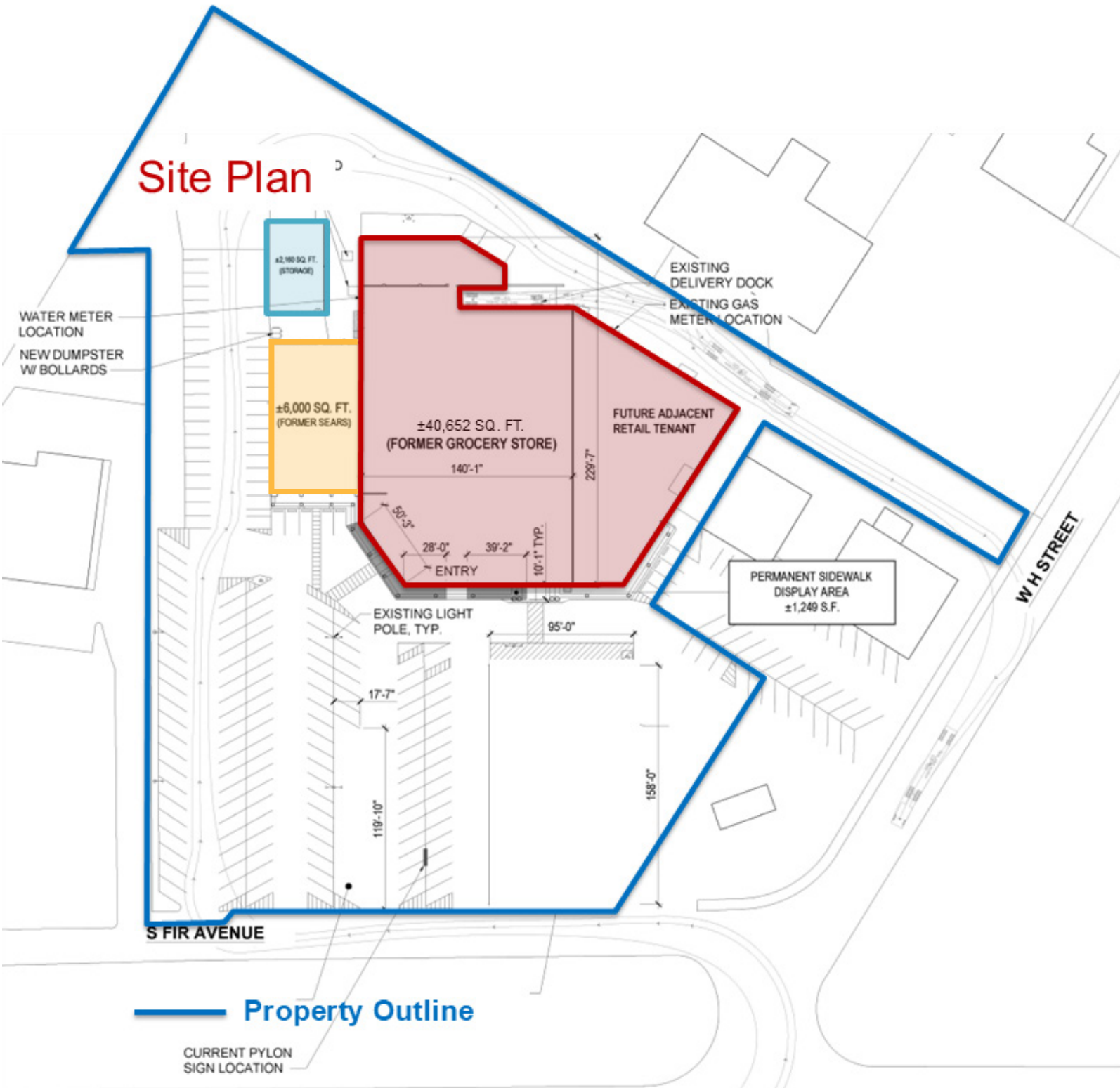
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Site Plan



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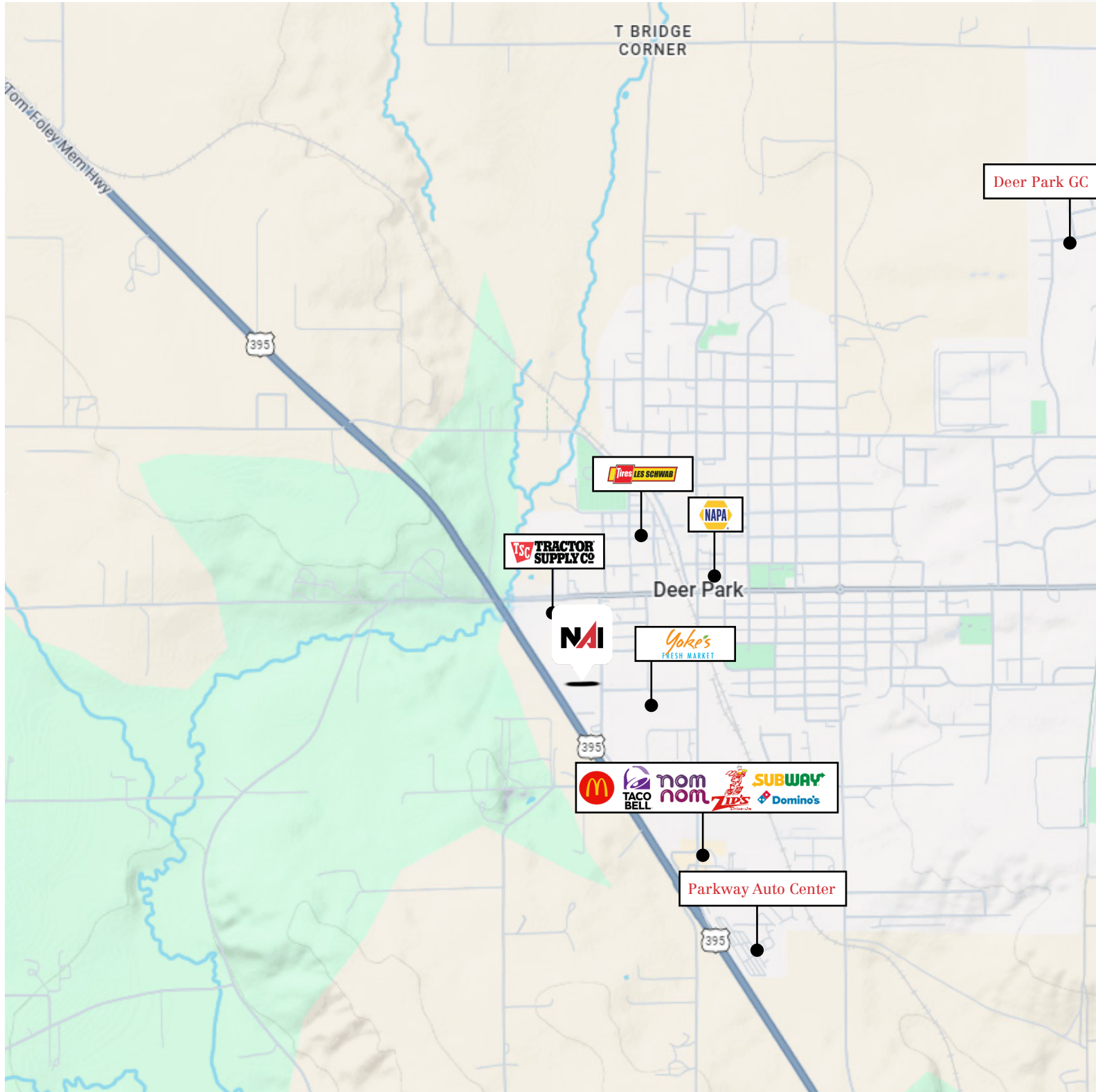
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